

For Lease: Carrollwood Office

OAK TRAIL CENTER

7819-7829 N. Dale Mabry Hwy., Tampa, FL 33614



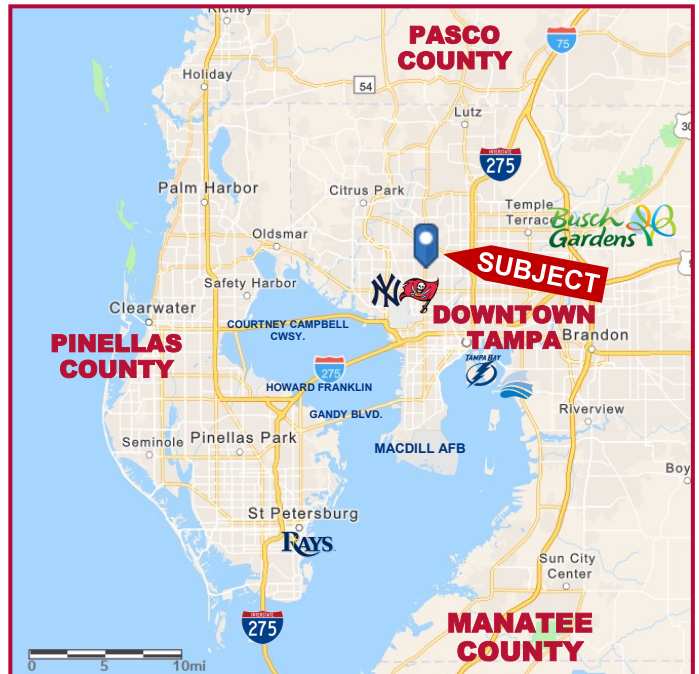
Lobby renovations in progress!



FEATURES

- ❖ Suites Available from 184 SF - 5,143 SF
- ❖ 5,143 SF office in excellent condition - Move-in Ready!
- ❖ Professionally managed - new landscaping exterior building renovations completed with interior renovations in progress!
- ❖ Ideally located in Carrollwood just N. of AdventHealth Hospital with visibility & access from Dale Mabry Hwy & Himes Ave.
- ❖ Surrounded by restaurants, fitness centers and retail services
- ❖ Traffic counts of 70,450 vehicles per day
- ❖ Ample parking for employees and guests
- ❖ Call Agent for Lease Rate

AERIAL LOCATION MAP



2023 Demographics	1-mile	3-mile	5-mile
Total Population	18,196	102,358	305,934
Total Households	7,311	41,662	122,831
Average HH Income	\$64,954	\$76,185	\$79,322

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OAK TRAIL CENTER

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Building 7819
Closest Building to Dale Mabry Hwy;
Suites available on 2nd Floor

Building 7823
5,143 SF Move-in ready office
in excellent condition!

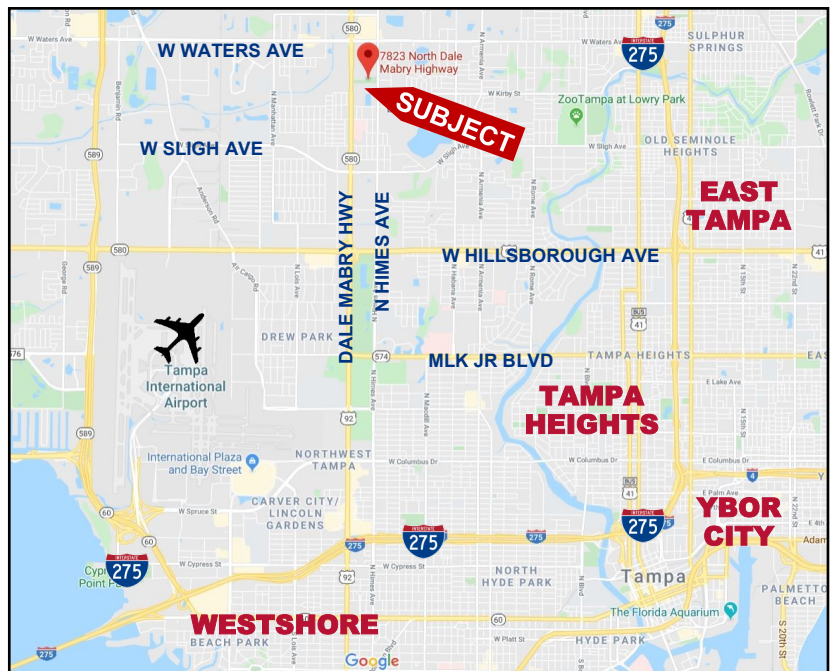
Building 7825
Suites Avail. from 184 SF - 2,238 SF
Lobby upgrades in progress



LEASE AVAILABILITIES

Building	First Floor	Second Floor
7819	Fully Leased	722 SF - 1,176 SF
7821	Fully Leased	1,460 SF
7823	716 SF - 951 SF	5,143 SF
7825	184 SF - 2,238 SF	1,904 SF - 2,093 SF
7827	Fully Leased	1,126 - 1,864 SF
7829	Fully Leased	1,845 - 2,086 SF

LOCATION MAP



Distance/ Drive Times	
Raymond James Stadium	7 minutes / 3.2 miles
I-275	8 minutes / 4.8 miles
I-4	10 minutes / 7.4 miles
Downtown Tampa	10 minutes / 7.6 miles
Tampa International Airport	12 minutes / 8.9 miles

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